

**FOR SALE OR LEASE**  
**46,611 SF 3 STORY MEDICAL OFFICE BUILDING**  
**607 SF - 15,272 SF AVAILABLE FOR LEASE**

**NOW  
REMODELED**



**406 SUNRISE AVENUE**  
**ROSEVILLE, CA**

**FEATURES:**

- Existing, valuable medical space tenant improvements are in good condition
- Zoned for Medical/Office
- Close proximity to area hospitals
- Parking Ratio: 4.01 per 1,000 SF
- Excellent freeway access & visibility

Suite 100: 15,272 SF

Suite 100 is divisible.

Suite 215: 607 SF

Suite 250: 2,373 SF

Suite 305: 2,338 SF

Suite 330: 1,992 SF

**COMMENTS:**

Attractive building with flexible and functional tenant improvements.

Great location with retail and restaurants nearby.

Features large offices, reception and waiting areas.

**LEASE RATES:**

\$1.69 - \$1.79 PSF, Full Service

**SALE PRICE:**

\$7,297,000.00 (\$156.59 PSF)

**FOR MORE INFORMATION CONTACT:**

**Sean O'Hare**

seano@ethanconradprop.com

**Ethan Conrad**

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**ETHAN CONRAD**

PROPERTIES INC.

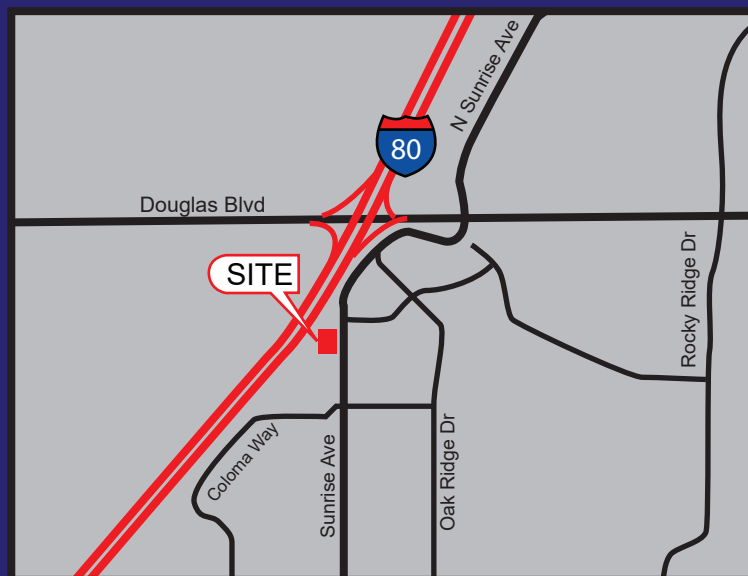
**(916) 779-1000**

1300 National Drive, Suite 100

Sacramento, CA 95834

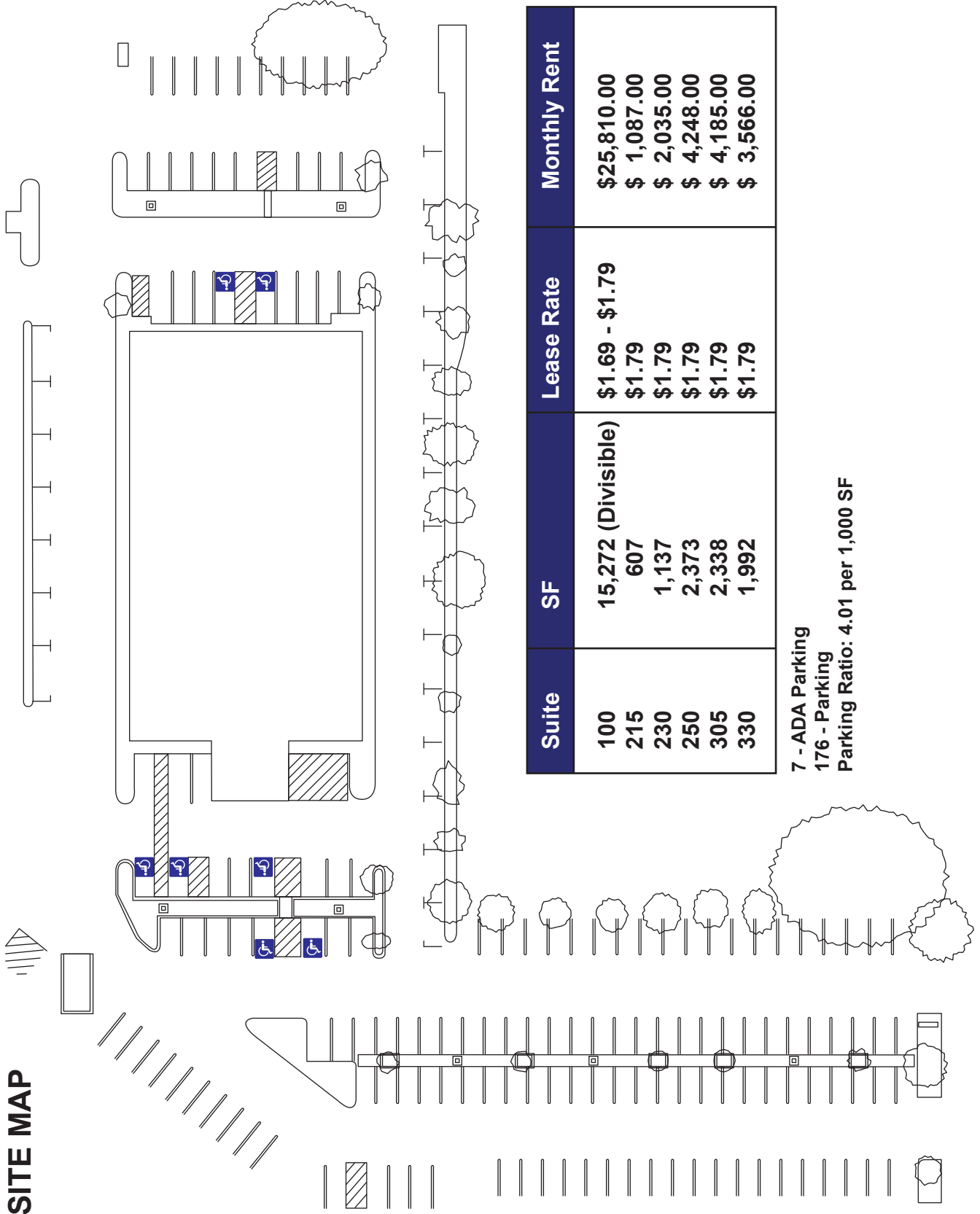
Fax: (916) 779-1200

www.ethanconradprop.com



# 406 SUNRISE AVENUE, ROSEVILLE CA

## SITE MAP



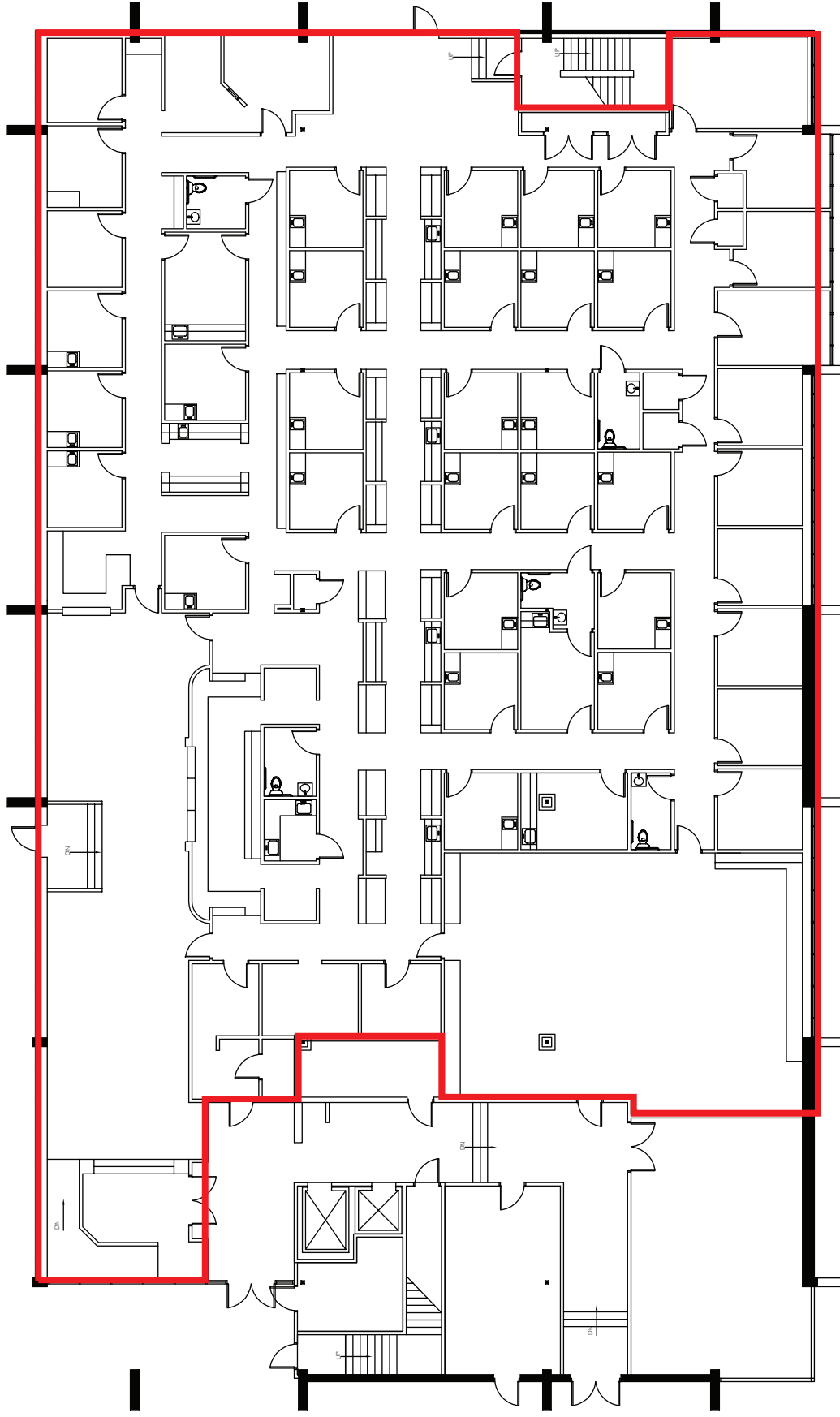
SUNRISE AVENUE

Suite	SF	Lease Rate	Monthly Rent
100	15,272 (Divisible)	\$1.69 - \$1.79	\$25,810.00
215	607	\$1.79	\$ 1,087.00
230	1,137	\$1.79	\$ 2,035.00
250	2,373	\$1.79	\$ 4,248.00
305	2,338	\$1.79	\$ 4,185.00
330	1,992	\$1.79	\$ 3,566.00

7 - ADA Parking  
 176 - Parking  
 Parking Ratio: 4.01 per 1,000 SF

# 406 SUNRISE AVENUE, ROSEVILLE CA

First Floor



AVAILABLE  
SUITE 100  
15,272 SF



# 406 SUNRISE AVENUE, ROSEVILLE CA

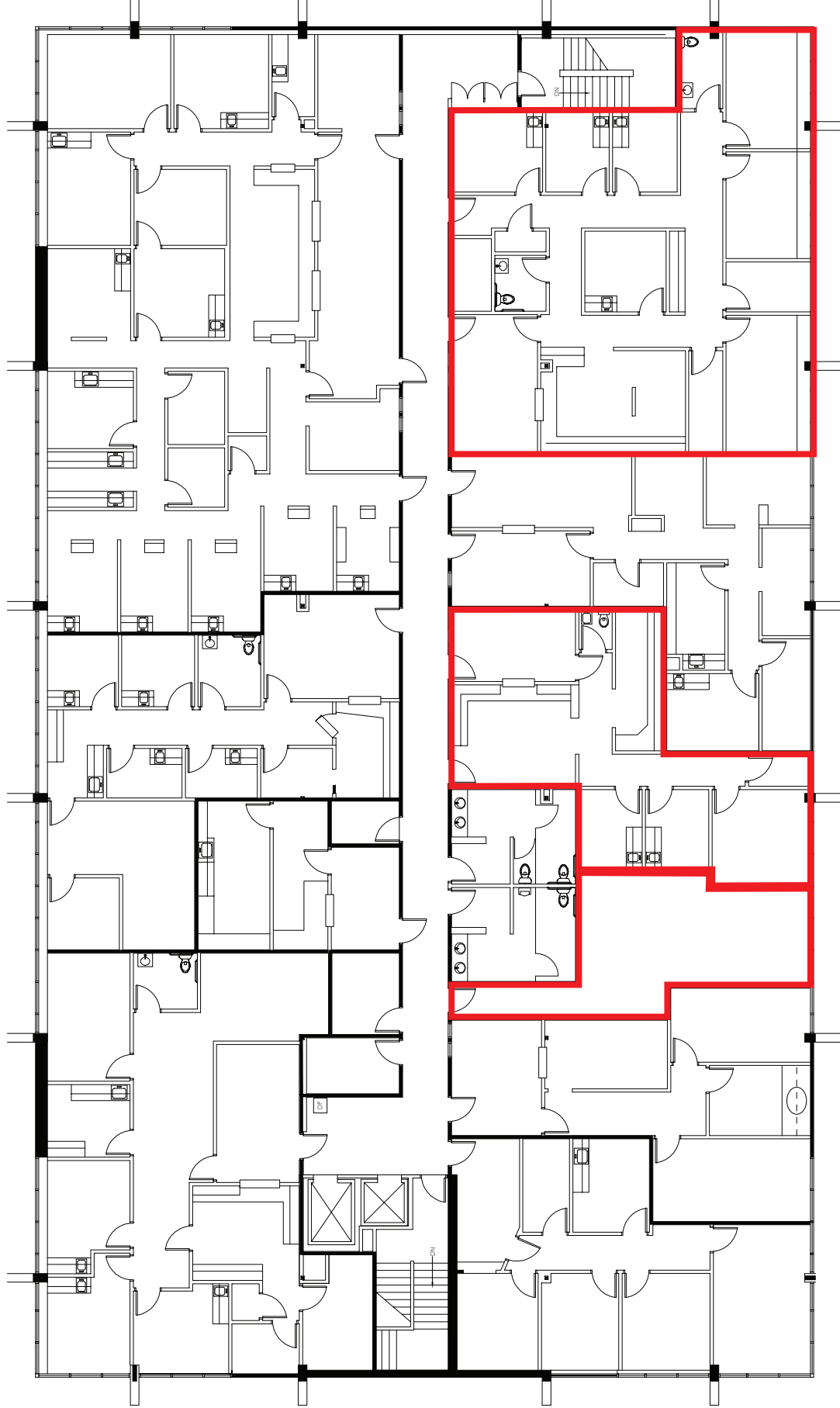
## Second Floor

SUITE 200  
2,130 SF

SUITE 290  
487 SF

SUITE 280  
1,587 SF

SUITE 270  
3,732 SF



SUITE 210  
1,239 SF

SUITE 220  
1,076 SF

AVAILABLE  
SUITE 215  
607 SF

AVAILABLE  
SUITE 230  
1,137 SF

SUITE 240  
1,349 SF

AVAILABLE  
SUITE 250  
2,373 SF

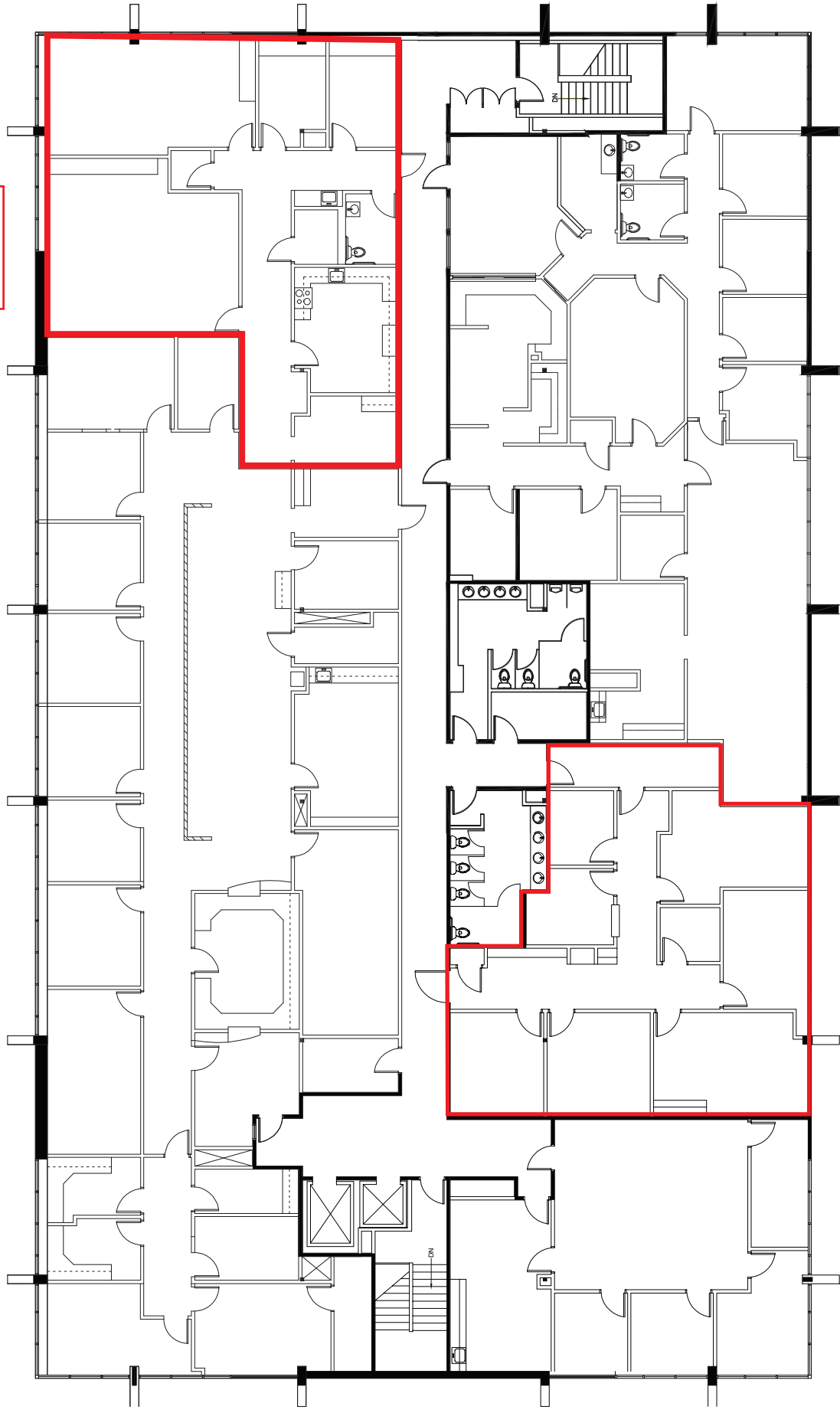


# 406 SUNRISE AVENUE, ROSEVILLE CA

## Third Floor

**AVAILABLE**  
**SUITE 305**  
**2,338 SF**

SUITE 300  
5,866 SF



**AVAILABLE**  
**SUITE 330**  
**1,992 SF**

SUITE 310  
1,538 SF

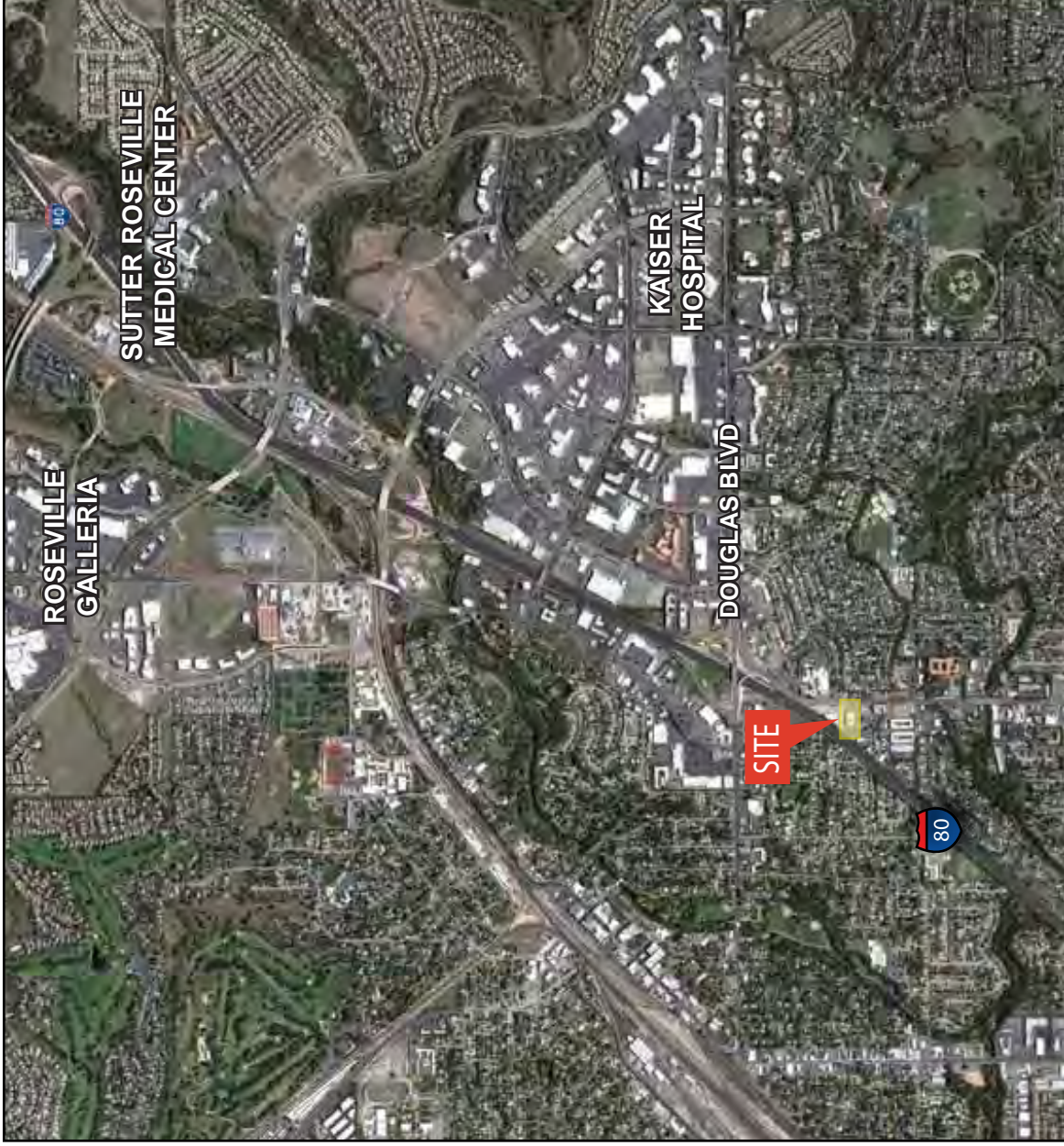
SUITE 320  
3,888 SF



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